



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY, JULY 11, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>1:30 p.m. HB</p>	<p>VARIANCE PLN18-00220 NELSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, James and Julie Nelson, for the approval of a Variance to the required 30-foot front setback on Serene Road to allow for a setback of 15 feet from the property line to allow for the conversion of an existing one-car garage to living space and 14 feet from the front property line to recognize and existing second-story deck and carport. The approval also requests a Variance to allow a one foot side setback to recognize the existing second-story deck and carport, whereas five feet is normally required. The same setback Variance request that is the subject of this application was previously approved by the Zoning Administrator on June 18, 2015 (permit number PLN15-00131). Although the Variance approval expired on June 18, 2017, the applicant may reapply for the Variance within one year of expiration. This application was submitted on May 25, 2018 and meets the reapplication within one year criteria. The subject property, Assessor's Parcel Number 069-450-051-000, comprises approximately .2038 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet)and is located at 8163 Serene Road, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3A – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).The Planning Services Division contact, Heather Beckman can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>
<p>1:40 p.m. SB</p>	<p>VARIANCE PLN18-00173 RUGGIERO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Jonathan and Laurie Ruggiero, for the approval of a Variance to allow for a 6 foot tall fence and gate to be constructed within the front setback area (5 feet from property line) where a maximum height of 3 feet would otherwise be allowed. The subject property, Assessor's Parcel Number 085-280-045-000, comprises approximately .2769 acres, is currently zoned Residential and is located at 3135 West Lake Blvd., in the Homewood area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>

<p>1:50 p.m. SB</p>	<p>MINOR USE PERMIT MODIFICATION PLN18-00256 NORTH TAHOE LANDFILL EQUIPMENT SHELTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Placer County Administrative Services Department, for the approval of a Minor Use Permit Modification to expand upon the existing cellular facility with the installation of a 12 foot by 20 foot equipment shelter, new generator and fuel tank, 8 foot tall fence to match the existing fence, extend the existing lattice tower by 10 feet, and attached new Omni antennas on the lattice tower. The subject property, Assessor's Parcel Number 080-070-016-000, comprises approximately 148.7 acres, is currently zoned FOR-SP (Forestry, Special Purpose) and is located at 19 Cabin Creek Road, in the Truckee area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
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